GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

MA & UD Department – Affordable Housing - Construction of 1,13,461 Dwelling Units sanctioned by the Government of India in 24 ULBs under Affordable Housing in Partnership (AHP) component of "Pradhan Mantri AwasYojana Housing for All (Urban) 2017-18" – Administrative Approval – Accorded.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (UH) DEPARTMENT

G.O.MS.No. 142 **Dated: 03-05-2018**

Read the following :-

1. G.O.Ms.No.75, MA&UD (UH) Department, dated:23.02.2017.
2. G.O.Ms.No.149, MA&UD (UH) Department, dated 15.4.2017.
3. G.O.Ms.No.154, MA&UD (UH) Department, dated 20.04.2017.
4. G.O.Ms.No. 213, MA&UD (UH) Department dated:24.07.2017.
5. G.O.Ms.No.349, MA&UD (UH) Department, dated 22.9.2017.
6. From the MD, APTIDCO, Vijayawada Letter.No.77/PMAY (Urban)/AS/ Phase.III/2017, dated:31.01.2018.
7. G.O.Ms.No.58, MA&UD (UH) Department, dated 06.02.2018.

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O R D E R:-

In the reference 1st to 3rd read above, Government have accorded administrative sanction to the Managing Director, Andhra Pradesh Township & Infrastructure Development Corporation Limited (APTIDCO), Vijayawada for construction of 1,20,106 houses in 38 ULBs in the State Sanctioned under PMAY-HFA (U) and approved three (3) models of EWS houses as indicated in para (3) of the said G.O. Further, Government have approved to invite tenders under EPC System on e-procurement platform and also for adoption of alternative technologies like Shear Wall (Monolithic)/ precast based on the estimates prepared with conventional technology.

2. In the reference 4th read above, Government have accorded administrative sanction for taking up 5,024 houses in three sizes in G+3 pattern with Shear wall (Monolithic) Technology for carrying out civil and internal infrastructure facilities (such as Electrical, Plumbing, Water supply works) as referred under para 3 above of the said GO with the unit cost as mentioned against each type of house with a total Project cost of Rs 344.97 Cr for Providing Houses to Houseless poor in the capital city area.

3. In the reference 5th read above, Government have accorded administrative sanction for the unit cost for three types of houses as indicated in para 5 of the said GO for construction of 2,25,027 dwelling units adopting the SOR of 2017-18 and also administrative sanction for adopting SOR 2017-18 for 1,505 houses (balance of 11,505 (-) 10000 = 1,505 houses) at Nandyal Municipality with a total project cost of Rs.15,295.64 crores for carrying out civil and internal infrastructure facilities (such as Electrical, Plumbing, Water Supply works) of houses in different

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patterns (G+3 and G+5) as per the land availability with a completion period of 15 months. Government have also accorded permission MD, APTIDCO to call for the tenders with Shear Wall Technology by adopting the escalation clauses vide G.Os. 94 & 35 for the above works. The tenders shall be called, taking District as a unit as was done in earlier occasion. He is also permitted to call for tenders for all sanctioned units in one go or partly depending on the selection of beneficiaries and availability of sites to ground the work in some of the ULBs on finalization of tenders.

4. In the reference 6th read above, the MD, APTIDCO has informed that the Government of India have recently sanctioned 1,18,485 houses under AHP in 24 ULBs in the year 2017-18 in the 29th CSMC Meeting and the tenders will be called for the balance 1,13,461 units only, as in anticipation of the GOI sanction, Govt. have already accorded administrative sanction for construction of 5024 houses in CRDA area. He has further informed that for balance 1,13,461 EWS housing units sanctioned in the districts of Srikakulam, Visakhapatnam, East Godavari, Chittoor, Nellore, Ananthapur, Kurnool, Krishna, Guntur, Prakasam and Kadapa Districts and tenders have to be called on e-procurement platform duly preparing the estimates with shear wall technology to have speedy and qualitative construction with a completion period of fifteen (15) months. The estimates in the balance (24) ULBs to construct 1,13,461 dwelling units have been prepared as per SOR 2017-18 for the following types of houses :

Sl No	Model	SBA in SFT	Composi-tion of Houses	Average Unit Cost incl. taxes etc. Rs. In lakhs *	GoI &GoAP Subsidy Rs. In lakhs	Average Beneficiary Contribution Rs.in lakhs		GoAP Subsidy Rs. in Lakhs.
						Up front	Bank loan	
1	Type I	300	40%	6.43	1.50	0.005	2.645	2.28
2	Type II	365	50%	7.24	1.50	0.50	3.15	2.09
3	Type III	430	10%	8.31	1.50	1.00	3.65	2.16

- The above average unit cost is exclusive of External & Social infrastructure facilities.

5. He has further informed that it was also decided to call for tenders for civil and internal infrastructure facilities (such as Electrical, Plumbing, Water supply works) of houses immediately and call for tenders regarding external infrastructure and social infrastructure works separately after assessing the requirements in the area/ layouts and the Administrative sanction for providing External and Social infrastructure will be obtained separately. Further, the layouts and unit plans block plans of EWS blocks have to be approved by appropriate authorities. Pending approval, the MD, APTIDCO has proposed to accord technical sanction to take up 40% of Units with 300 Sft.,50% of Units with 365 Sft. and 10% of the Units with 430 Sft. However, the model of houses and their composition will be decided depending upon the demand received from the beneficiaries.

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6. He has furnished the details of unit cost and project cost for civil and internal infrastructure facilities (such as Electrical, Plumbing and Water supply works) of houses which have been worked out with the estimates prepared based on shear wall technology with current SSR rates 2017-18 with a total Project cost of Rs.7970.23 Cr for construction of 1,13,461 houses in 24 ULBs.

7. Therefore, the MD, APTIDCO has requested the Government to accord Administrative sanction to the unit costs at table under para 4 above and also total Project cost of Rs.7970.23Cr. for carrying out civil and internal infrastructure facilities (such as Electrical, Plumbing, Water supply works) of houses in the pattern (G+3) for the 1,13,461 houses with a completion period of Fifteen months (15) in 24 ULBs of Andhra Pradesh and to call for tenders with shear wall technology and also requested (a) to call tenders ULB wise or group of adjoining ULBs wise or each District wise or Group of adjoining Districts wise (b) to adopt the escalation clauses vide G.Os 94 and 35 for the above works or otherwise (c) to call for tenders for all sanctioned units in one go or partly in view of pending selection of beneficiaries and non finalisation of sites to ground the work in some of the ULBs on finalization of tenders as mentioned above.

8. Government after careful examination of the matter hereby accord administrative approval to the Managing Director, Andhra Pradesh Township & Infrastructure Development Corporation Limited, Vijayawada for construction of 1,13,461 houses sanctioned under PMAY-HFA in three models as indicated in para 4 above in (G+3) pattern in the 24 ULBs in the State with a total project cost of Rs.7970.23 crores for carrying out civil and internal infrastructure facilities (such as Electrical, Plumbing, Water Supply works) of houses with a completion period of 15 months.

9. Government further accord permission to the Managing Director, AP Township & Infrastructure Development Corporation Limited, Vijayawada to invite tenders ULB wise or group of adjoining ULBs wise or each District wise or Group of adjoining Districts wise and also to adopt the escalation clauses vide GOs 94 and 35 for the above works or otherwise. Government have also permitted the MD, APTIDCO to call for tenders for all sanctioned units in one go or partly in view of pending selection of beneficiaries and non finalisation of sites to ground the work in some of the ULBs on finalisation of tenders.

10. The Managing Director, Andhra Pradesh Township & Infrastructure Development Corporation Limited, Vijayawada shall take further necessary action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Managing Director,
AP Township & Infrastructure Development Corporation Limited, Vijayawada.
The Director of Municipal Administration, Gorantla, Guntur.

P.T.O.

The District Magistrate and Collector concerned.
The Revenue Department.
The Finance Department.
The Energy Department.
The ULBs concerned through Director of Municipal Administration, Guntur.
Copy to:-
The Spl.CS to Chief Minister.
The PS to Chief Secretary.
The PS to Prl.Secretary, MA&UD Department.
The General Administration (Cabinet) Department.
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER